

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Douglas Selby, City Manager

Commissioners

Todd Nigro, Chairman
Richard Truesdell, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **May 12, 2005** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-6558 - TENTATIVE MAP - HUE LOFTS AT ART CENTRAL - APPLICANT/OWNER: SAUCY STRATEGIC PLANNING, LLC** - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 278 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on .44 acres located at 200 E. Charleston Boulevard (APN 162-03-110-039 & 040), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
2. **TMP-6580 - TENTATIVE MAP - OPUS LAS VEGAS - APPLICANT: HIGHRISE PARTNERS, LTD. - OWNER: SCANDIA FAMILY FUN CENTER** - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 703 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on 5.32 acres located at 2900 Sirius Avenue (APN 162-08-702-002), M (Industrial) under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1(Tarkanian).
3. **TMP-6601 - TENTATIVE MAP - DAY DAWN RIDGE - APPLICANT:WAGNER HOMES - OWNER: DAY START VENTURES** - Request for a Tentative Map FOR A 19 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.36 acres on the southeast corner of Hualapai Way and Dorrell Lane (125-19-201-001 & 003), R-PD3 (Residential Planned Development - 3 units per acre) Zone, Ward 6 (Mack).
4. **TMP-6605 - TENTATIVE MAP - DECATUR/GRAND TETON - APPLICANT: POWER REALTY - OWNER:RAYMOND W. YIN AND ARNOLD LEE** - Request for a Tentative Map FOR A 66 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.31 acres adjacent to the northwest corner of Decatur Boulevard and Grand Teton Drive (APN 125-12-802-020), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 units per acre) Zone, Ward 6(Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

5. **TMP-6612 - TENTATIVE MAP - CLUB RENAISSANCE - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC, ET AL** - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 950 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058, 059, 060, 061, 062, 063, 064, and 065), C-2 (General Commercial) Zone and C-2 (General Commercial) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 1 (Tarkanian).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. **ROR-6345 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: VIACOM OUTDOOR - OWNER: CITY PARKWAY, IV** - Required Two Year Review of an approved Variance [V-0046-92(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 690 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

7. **ABEYANCE - GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

8. ABEYANCE - ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).
9. ABEYANCE - VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
10. ABEYANCE - VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).
11. ABEYANCE - VAR-6407 - VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
12. ABEYANCE - SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

13. ABEYANCE - ZON-6497 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: - CHAD CHILDRESS AND GERMAINE CHILDRESS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 1.06 acres at 5521 Ano Drive (APN 125-24-304-007), Ward 6 (Mack).
14. ABEYANCE - VAR-6227 - VARIANCE - PUBLIC HEARING - APPLICANT: IORIO PROPERTY HOLDINGS, LLC - OWNER: CENTENNIAL INTERCHANGE, LLC, ET AL - Request for a Variance TO ALLOW 17 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM OPEN SPACE REQUIRED FOR A PROPOSED RETAIL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Centennial Parkway and Julian Road (APNs 125-29-502-001 and 005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
15. ABEYANCE - SDR-6205 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6227 - PUBLIC HEARING - APPLICANT: IORIO PROPERTY HOLDINGS, LLC - OWNER: DANA McDANIEL KANNE AND CENTENNIAL INTERCHANGE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 41,521 SQUARE FOOT RETAIL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Centennial Parkway and Julian Road (APNs 125-29-502-001 and 005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
16. ABEYANCE - SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
17. ABEYANCE - ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

18. VAR-6597 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - Request for a Variance TO ALLOW A FIVE FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 78 FEET FOR A PROPOSED CHURCH on 0.40 acres at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Density Residential), Ward 5 (Weekly).
19. SUP-6595 - SPECIAL USE PERMIT RELATED TO VAR-6597 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - Request for a Special Use Permit FOR A PROPOSED CHURCH at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
20. SDR-6596 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6597 AND SUP-6595 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - Request for a Site Development Plan Review FOR A PROPOSED 5,700 SQUARE-FOOT CHURCH AND WAIVERS TO ALLOW A 10 FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED AND THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.40 acres at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Residential) Zone, Ward 5 (Weekly).
21. VAR-6572 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HIGHLAND STREET GROUP, LLC - Request for a Variance TO ALLOW A 51 FOOT FREESTANDING GROUND SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED on 0.28 acres at 2580 Highland Drive (APN 162-09-110-021), M (Industrial) Zone, Ward 1 (Tarkanian).
22. VAR-6634 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VICTOR L. TREVIZO & JORGE A. TREVIZO - Request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SIX INCH FENCE IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 0.16 acres located 4613 Evergreen Place (APN 139-31-410-008), R-1 (Single-Family Residential District) Zone, Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

23. **WVR-6606 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: DAY STAR VENTURES, LLC** - Request for a Waiver of Title 18.08.110 (C)(3) and Title 18.12.510 (A)(1) TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A WALL HEIGHT OF SEVEN FEET TEN INCHES AND PROVIDING A MINIMUM FOUR FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the northeast corner of Farm Road and Jensen Road (APN 125-18-201-008), PD (Planned Development) Zone, Ward 6 (Mack).
24. **WVR-6643 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA INC.** - Request for a Waiver of Title 18.12.105 TO ALLOW FOR PRIVATE DRIVES TO BE LESS THAN 24 FEET IN WIDTH AND GREATER THAN 200 FEET IN LENGTH, A WAIVER OF TITLE 18.12.130 TO ALLOW FOR PRIVATE DRIVES TO EXCEED 150 FEET IN LENGTH WITHOUT PROVIDING A CUL-DE-SAC AND A WAIVER OF TITLE 18.12.160 TO ALLOW INTERNAL STREET INTERSECTIONS TO BE OFFSET LESS THAN 125 FEET FOR A PROPOSED SUBDIVISION at the southwest corner of Shaumber Road and Farm Road (APNs 126-13-310-001, 126-13-301-005 & 006), PD (Planned Development) Zone, Ward 6 (Mack).
25. **SUP-6582 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEPHEN TURNER - OWNER: RAYMOND PISTOL** - Request for a Special Use Permit FOR A TAVERN AND A WAIVER OF THE 1,500-FOOT DISTANCE SEPARATION FROM A SIMILAR USE at 1232-1238 South Las Vegas Boulevard (APN 162-03-112-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
26. **SUP-6585 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RANDY RICE - OWNER: DONALD H. DUNWOODY** - Request for a Special Use Permit FOR AN AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE; THE 1,000-FOOT DISTANCE SEPARATION FROM A SIMILAR USE; AND A MINIMUM OF THE 1,500 SQUARE FOOT FLOOR AREA REQUIREMENTS at 3312 Meade Avenue, Unit G (APN 162-08-301-007), M(Industrial) Zone, Ward 1 (Tarkanian).
27. **SUP-6600 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: AHE PROPERTIES, LLC** - Request for a Special Use Permit TO ALLOW A PRIVATE STREET IN CONJUNCTION WITH A PROPOSED FOUR LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION at 2122 Edgewood Avenue (APN 162-04-101-018), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

28. **SUP-6607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AHERN RENTALS - OWNER: DON & PAUL, LLC** - Request for a Special Use Permit FOR A PROPOSED 499 GALLON PROPANE TANK WHERE A 288 GALLON TANK IS THE MAXIMUM ALLOWED at 1785 West Bonanza Road (APN 139-28-411-001), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).
29. **SDR-6576 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUANE WILLIAMS - OWNER: DUANE D. WILLIAMS AND CAROL K. WILLIAMS** - Request for a Site Development Plan Review FOR A 700 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT, PERIMETER AND STREET BUFFER LANDSCAPING STANDARDS on 0.15 acres at 812-814 South 4th Street (APN 139-34-410-124), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1(Tarkanian).
30. **SDR-6588 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SP SAHARA DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 41-STORY MIXED-USE DEVELOPMENT INCLUDING 900 RESIDENTIAL UNITS AND 10,200 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT, PARKING STRUCTURE SETBACK REQUIREMENT, BUILD-TO LINE REQUIREMENT, AND STREETScape REQUIREMENTS on 3.90 acres located at the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027, R-3 (Medium Density Residential) and R-4 (High Density Residential) Zone, Under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
31. **SDR-6592 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: CROSSROADS AT SUNSET LLC** - Request for a Site Development Plan Review FOR A 16,250 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PARKING LOT, PERIMETER LANDSCAPE BUFFER, AND FOUNDATION LANDSCAPING STANDARDS AND FOR THE USE OF REFLECTIVE GLASS on 1.73 acres near the intersection of Trinity Peak and Fire Mesa Street (APN 138-15-310-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

32. SDR-6593 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WORLD MARKET CENTER - OWNER: WMC 1 ASSOCIATES LLC - Request for a Site Development Plan Review FOR A PROPOSED 1,619,219 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF THE PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 7.21 acres adjacent to the northeast corner of I-15 and Bonneville Avenue (APN 139-33-610-005), PD (Planned Development) Zone, Ward 5 (Weekly).

33. MSP-6594 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: SUPERIOR ELECTRICAL ADVERTISING, INC. - OWNER: LONE MOUNTAIN PLAZA, LLC - Request for a Master Sign Plan FOR A PROPOSED 38,400 SQUARE-FOOT RETAIL CENTER on 3.80 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: 138-07-401-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

DIRECTOR'S BUSINESS:

34. ABEYANCE - TXT-6627 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.05 (B) LIQUOR ESTABLISHMENT (TAVERN) [C-1 THROUGH M](5)(a), to allow for a Waiver of the distance separation requirements for Taverns in the Arts Overlay District.

35. TXT-6785 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.030, 19.18.040, 19.18.060 and 19.18.070 to increase the notification area for General Plan Amendments; Rezonings; Special Use Permits; and Variances to 1,000 feet and to change the mailing notice for appeals for Special Use Permits and Variances.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

Page 11

SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED,
MAY BE LIMITED.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 9, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

Page 12

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.